Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Hamilton Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,500,000 & $2,650,000

Median sale price

Median price $2,812,000 Property Type House Suburb Balwyn

Period - From 09/05/2022 to 08/05/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	72 Banool Rd BALWYN 3103	$2,700,000	11/03/2023
2	46 Sutton St BALWYN NORTH 3104	$2,510,000	31/03/2023
3	27 Reading Av BALWYN NORTH 3104	$2,428,000	22/04/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/05/2023 09:31

3 Hamilton Street, Balwyn Vic 3103



3 1 2

Rooms: 7
Property Type: House
Land Size: 670.712 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,650,000
Median House Price
09/05/2022 - 08/05/2023: $2,812,000

Comparable Properties



72 Banool Rd BALWYN 3103 (REI)

4 2 2

Price: $2,700,000
Method: Private Sale
Date: 11/03/2023
Property Type: House
Land Size: 878 sqm approx

Agent Comments



46 Sutton St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,510,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 718 sqm approx

Agent Comments



27 Reading Av BALWYN NORTH 3104 (REI)

- - -

Price: $2,428,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Land (Res)
Land Size: 840 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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